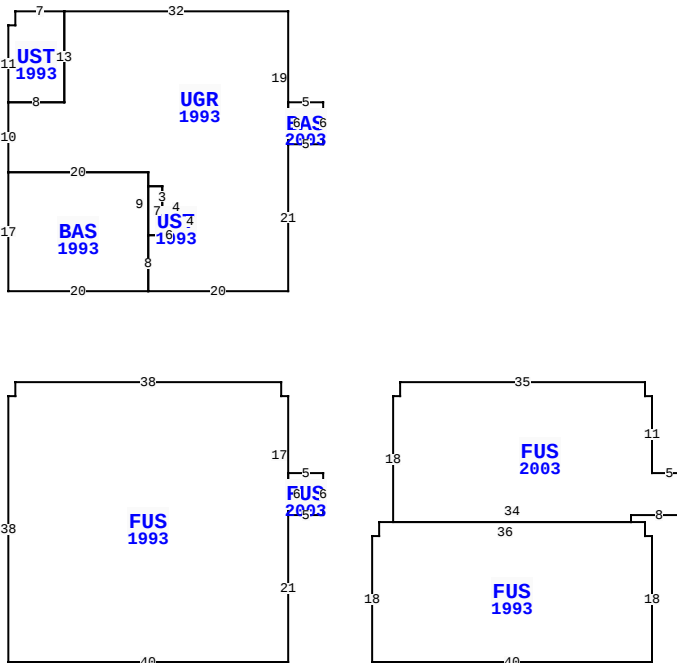


BROUGHTON JAMES A & NANA KO
1816 S FLETCHER AV
FRENANDINA BEACH, FL 32034

00-00-31-1460-0033-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																									
ELEMENT		CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		23	REINF CONC 80			0500	01	4,122	121.7832	192.42	793,155	1947	1990	0	0	0	17.00	83.00	VALUATION BY																										
Exterior Wall		16	WD FR STUC 20			1 SFR CUST - 100% - 2013										Heated Area: 3555										HX Base Yr 2013										STANDARD									
Roof Structure		01	FLAT 100													Tax Group: 2										Tax Dist:																			
Roof Cover		04	BUILT-UP 100													BUILDING MARKET VALUE										658,319																			
Interior Wall		06	CUST PANEL 80													TOTAL MARKET OB/XF VALUE										29,038																			
Interior Wall		05	DRYWALL 20													TOTAL LAND VALUE - MARKET										1,710,000																			
Interior Floor		12	HARDWOOD 70													TOTAL MARKET VALUE										2,397,357																			
Interior Floor		15	HARDTILE 30													SOH/AGL Deduction										1,232,496																			
Air Condition		03	CENTRAL 100													ASSESSED VALUE										1,164,861																			
Heating Type		04	AIR DUCTED 100													TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bedrooms			6 100													BASE TAXABLE VALUE										1,114,139																			
Bathrooms			6 100													TOTAL JUST VALUE										2,397,357																			
Frame		04	REIN CONC 100			NCON VALUE										0																													
Stories		3.	3. 100			INCOME VALUE																																							
Units			0 100			PREVIOUS YEAR MKT VALUE										2,143,544																													
BUD8 Adjustme		02	DIST FB 100																																										
Occupancy		00	NONE 100																																										
Quality		04	Quality Level 04																																										
DOR CODE		0100	SINGLE FAMILY																																										
MAP NUM			MKT AREA			01																																							
NEIGHBORHOOD/LOC		1051.00																																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	340	100	1993	340	54,301																																								
BAS	30	100	2003	30	4,792																																								
FUS	796	100	1993	796	127,128																																								
FUS	1,596	100	1993	1,596	254,895																																								
FUS	30	100	2003	30	4,792																																								
FUS	763	100	2003	763	121,857																																								
UGR	1,126	45	1993	507	80,972																																								
UST	30	45	1993	14	2,236																																								
UST	102	45	1993	46	7,346																																								
TOTALS		4,813			4,122	658,319																																							
EXTRA FEATURES					1816 S FLETCHER AVE, FERNANDINA BEACH															BLD DATE					LGL DATE					05/07/2025					MLU										
																				XF DATE					LAND DATE																				
																				INC DATE					AG DATE																				
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																												
1	0416	DUNEWALKS	0	100	168	4	672.00	SF	15.00	15.00	100	2003	2003	3	20	2,016																													
2	0810	CONCRETE A	0	100	44	9	396.00	SF	6.50	6.50	100	1947	1947	3	20	515																													
3	1241	WD DECK G	0	100	43	16	688.00	UT	15.53	15.53	100	2004	2004	3	32	3,418																													
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1947	1947	3	20	400																													
5	1131	REINFR	8	0	100	73	4	292.00	SF	6.30	6.30	100	1947	1947	3	50	920																												
6	1131	REINFR	8	0	100	21	3	63.00	SF	6.30	6.30	100	2003	2003	3	95	377																												
7	1131	REINFR	8	0	100	82	3	246.00	SF	6.30	6.30	100	1947	1947	3	50	775																												
8	0810	CONCRETE A	0	100	0	0	1,241.00	SF	6.50	6.50	100	2003	2003	3	82	6,615																													
9	0409	ELEVATOR R	0	100	0	0	1.00	UT	11,424.00	11,424.00	100	2003	2003	3	100	11,424																													
10	1241	WD DECK G	0	100	16	30	480.00	UT	15.53	15.53	100	2003	2003	3	30	2,236																													
LAND DESCRIPTION							TOTAL OB/XF													28,696																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	000120	C	RES OCEAN	100	0006	R-1	90.00	190.00	90.00	FF		1.00	1.00	1.00	19,000.00	19,000.00	1,710,000																												
																		</																											

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